

4200 Von Karman, LLC

4200 Von Karman Avenue, Newport Beach, CA 92660

June 7, 2012

Via Facsimile: (949) 644-3229

Planning Commission
City of Newport Beach
3300 Newport Blvd. Newport Beach, CA 92663

Re: Newport Place Affordable Housing Amendment

Dear Planning Commissioners:

On behalf of 4200 Von Karman, LLC I wish to again express our serious concern regarding your proposed Amendment to the Newport Place Planned Community Plan. More specifically, we are concerned that this amendment will significantly alter the nature of land use in Newport Place in a negative way.

As owners of a variety of differing types of commercial properties for more than thirty years, we have seen what happens when incompatible uses are encouraged by various changes to zoning, especially changes that were not contemplated when an area was initially planned and developed in response to compatible land use and zoning requirements. In this instance, we anticipate that high density residential development will over burden existing infrastructure. Police and fire protection services will face increasing stress as will the local arterial system.

Moreover, from a purely Urban Planning 101 perspective we feel the proposed amendment fails to address necessary elements that are a key to providing a foundation necessary for successful residential development. The amendment would not satisfy such basic planning fundamentals as compatibility with neighboring development, conflicts between land uses, proximity to public services and adverse environmental influences.

Any residential development in this area would be an island surrounded by incompatible commercial and industrial uses, it would suffer the noise and air pollution generated by the John Wayne/Orange County Airport, it would lack proximity and ease of access to schools, libraries, public parks and even such fundamental necessities as grocery stores. Succinctly, the ingredients necessary for a successful residential development do not exist at Newport Place.

Accordingly, we must ask the planning staff to vote against any such inappropriate amendment.

Sincerely,



Bryan Bentrott
Member
4200 Von Karman, LLC

